



G. E. BREWER  
SECRETARY

SHELL CHEMICAL CORPORATION

50 WEST 50<sup>TH</sup> STREET  
NEW YORK 20

DEC 1955

HAROLD W. SHEEHAN  
GENERAL COUNSEL

December 8, 1955

RUBBER PRODUCING FACILITIES  
DISPOSAL COMMISSION  
811 Vermont Avenue, N. W.  
Washington, D. C.

ATTENTION: H. W. SHEEHAN, ESQ.

Gentlemen:

We wish to report to you that we have agreed to convey to Dominguez Estate Company approximately 1.88 acres of land at Torrance, California, which we acquired from the U.S. Government pursuant to its Synthetic Rubber Producing Facilities Disposal program. The land in question is described in your brochure, ST, Plancor 929, Los Angeles, California, Exhibit No. 4-A.

In 1945, the Reconstruction Finance Corporation purchased from Dominguez Estate Company a parcel of 3.7782 acres of land to provide a right-of-way for a waste disposal line from the synthetic rubber plants to the Dominguez Channel. The pipeline crossing is the only use ever made of this property. Subsequently, Reconstruction Finance Corporation conveyed to the Los Angeles County Flood Control District 1.8982 acres of this parcel for use by the District in relocation of the Dominguez Channel. Dominguez Estate Company now advise us that the parcel was sold to the Government in the first instance as its contribution to the National Defense effort, and they now wish to repurchase the parcel subject to our reservation of a right-of-way for the waste disposal line. We are granting this request and are making our conveyance expressly subject to all the conditions and restrictions, including, but not limited to the National Security clause of the Deed from the Rubber Producing Facilities Disposal Commission to us, dated April 19, 1955. In addition, we are excepting and reserving a 30-foot easement and right-of-way across the property for the purpose of any and all drainage lines that may be required for the operation of the synthetic rubber facilities.

Copy of our Deed to Dominguez Estate Company is enclosed. It is our opinion this conveyance will in no way affect our obligations under the National Security provisions of your Deed to us dated April 19, 1955, or hinder the operation of the synthetic rubber facilities.

Yours very truly,

*G. E. Brewer*

Enclosure

*See Document folder*

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LEK:fc 11-2-55  
 Shell Chemical C p.  
 Torrance Plant

GRANT DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned SHELL CHEMICAL CORPORATION, a Delaware corporation (hereinafter called "Grantor"), does hereby grant, sell and convey unto Dominguez Estate Company, a corporation, without any warranty whatsoever, the following-described real property situated in the County of Los Angeles, State of California, to wit:

Those portions of the 477.81 acre tract allotted to Marie De Los Reyes Dominguez and of the 327.67 acre tract allotted to Guadalupe M. Dominguez in the partition of the Rancho San Pedro, as per Superior Court, Case No. 3284, Records of Los Angeles County, located in unincorporated territory of the County of Los Angeles, State of California, described as a whole as follows:

Beginning at the point of intersection of the center line of Knox Street, 50 feet in width, with the semi-tangent of the curved center line of Main Street, 80 feet in width; thence along said semitangent, North 35° 07' 30" East 2.03 feet; thence South 80° 04' 00" East 44.35 feet to a point in the easterly curved line of Main Street, said last mentioned point being the true point of beginning of this description; thence South 80° 04' 00" East 316.86 feet to the beginning of a tangent curve concave to the north and having a radius of 286.24 feet; thence easterly along said last mentioned curve, a distance of 154.87 feet; thence tangent to said curve, North 68° 56' 00" East 406.85 feet to a point in a curve concave to the south, and having a radius of 1146.29 feet, a radial line from said last mentioned point bearing South 25° 10' 12" West; thence westerly along said last mentioned curve a distance of 372.47 feet to the beginning of a reverse curve concave to the north, and having a radius of 539.94 feet, a radial line from the beginning of said reverse curve, bearing North 6° 33' 10" East; thence westerly along said reverse curve a distance of 269.26 feet; thence tangent to said reverse curve, North 54° 52' 30" West 20.91 feet to the easterly line of Main Street, 80 feet in width; thence along said easterly line of Main Street, South 35° 07' 30" West, 365.59 feet to the beginning of a tangent curve in said easterly line of Main Street, concave to the east and having a radius of 1392.69 feet; thence southwesterly along said last mentioned curve, a distance of 18.97 feet to the true point of beginning of this description, a radial line from said true point of beginning bearing South 55° 39' 20" East.

EXCEPTING therefrom all oil, gas and other hydrocarbon

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substances in and under the surface of said land, together with the right to remove the same therefrom, but provided that such removal shall not entitle the use in or to any portion of the surface of said land, as reserved by Dominguez Estate Company, a corporation, in deed recorded January 9, 1945, in Book 22618, Page 351 of Official Records.

ALSO EXCEPTING therefrom that portion as conveyed to Los Angeles County Flood Control District by a Quitclaim Deed dated June 30, 1954, and recorded in Book 45638, Page 189 of Official Records of Los Angeles County

(hereinafter referred to as "said lands");

Subject to all conditions, restrictions, easements, rights of way, reservations, liens and encumbrances of whatsoever kind or nature affecting said lands, including but not limited to the National Security Clause and other provisions of that certain Deed from the Rubber Producing Facilities Disposal Commission to Grantor dated April 19, 1955 and recorded in Book 47572, Page 139 of the Official Records of Los Angeles County, California;

EXCEPTING AND RESERVING, however, unto Grantor, its successors and assigns, an easement and right of way, with right of ingress and egress, at any time and from time to time, to lay, construct, install, operate, maintain, repair, protect, preserve, reconstruct, replace, relocate and remove an existing thirty (30) inch concrete drainage pipe line and one or more additional pipe lines over, under, along and across a strip of land thirty (30) feet in width, being fifteen (15) feet on each side of the center line which is parallel with and twenty-five (25) feet northwesterly from the southeasterly boundary of said lands. Grantor may, at any time, change the size of said drainage pipe and pipe line or lines and also may increase the number thereof, provided that said pipe and pipe line or lines shall always be located within said thirty (30) foot strip; provided, further, that all said drainage facilities shall always have continued access to Dominguez Channel, whether along the alignment of said channel shown in the quitclaim deed from the Reconstruction Finance Corporation to Los Angeles County Flood

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Control District recorded in Book 45638 at Pages 188-190 of Official Records of said Los Angeles County, or along such other alignment as may be necessitated in the event said Dominguez Channel is diverted from its present course.

TO HAVE AND TO HOLD unto said Dominguez Estate Company, its successors and assigns, forever.

IN WITNESS WHEREOF, Grantor has executed this Grant Deed this 8<sup>th</sup> day of December, 1955.

SHELL CHEMICAL CORPORATION

By C. E. LAMER  
Vice President

By C. E. LAMER  
Secretary

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(Corporate Acknowledgment)

STATE OF NEW YORK

COUNTY OF \_\_\_\_\_

On this 8th day of November, 1955

before me John D. McKenna, a Notary Public in

and for said County and State, residing therein, duly commissioned and

sworn, personally appeared C. W. [unclear]

and G. E. GREWER, known to me to be the VICE PRESIDENT

President and \_\_\_\_\_ Secretary, respectively, of

\_\_\_\_\_ corporation described in and that executed the within instrument and also known to me to be the persons who executed it on behalf of the corporation therein named and they acknowledged to me that such corporation executed the same and acknowledged to me that such corporation executed the within instrument pursuant to its bylaws or resolution of its Board of Directors.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal at my office in said County and State the day and year in this certificate first above written.

John D. McKenna  
Notary Public in and for  
said County and State

My commission expires \_\_\_\_\_

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